

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 4/19/2016	(3) CONTACT/PHONE Jo Manson, Planner III/(805) 781-4660	
(4) SUBJECT Introduction of an amendment to the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for FY 2016-17 and extension of the allocation waiting list for Los Osos; exempt from the California Environmental Quality Act (CEQA). Hearing date set for May 17, 2016. Districts 2 and 4.			
(5) RECOMMENDED ACTION It is recommended that the Board introduce the ordinance in Attachment 2 and direct the Clerk to set for public hearing and action on May 17, 2016.			
(6) FUNDING SOURCE(S) Department Budget	(7) CURRENT YEAR FINANCIAL IMPACT N/A	(8) ANNUAL FINANCIAL IMPACT N/A	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input checked="" type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP N/A	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: <u>8/12/08, C-3; 5/19/15, Item 42</u>	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) District 2 District 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Jo Manson, Planner III

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 4/19/2016

SUBJECT: Introduction of an amendment to the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2016-2017 and extension of the allocation waiting list for Los Osos; exempt from the California Environmental Quality Act (CEQA). Hearing date set for May 17, 2016. Districts 2 and 4.

RECOMMENDATION

It is recommended that the Board introduce the ordinance in Attachment 2 and direct the Clerk to set for public hearing and action on May 17, 2016.

DISCUSSION

This ordinance amendment is being introduced on your April 19, 2016 agenda in order to hold a public hearing and take action at your May 17, 2016 meeting. Discussion of the proposed amendment can occur today; however, if *substantial changes* are made to the attached amendment today, the item, as *changed*, will have to be re-introduced for adoption on May 17, 2016.

The following ordinance is recommended for introduction today for hearing on May 17, 2016:

County File No: LRP2015-00008 -- Hearing to consider a request by the **COUNTY OF SAN LUIS OBISPO** to amend the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2016-2017 and extension of the allocation waiting list for Los Osos. This ordinance amendment affects the land use categories within the communities of Los Osos and the Nipomo Mesa area within the Estero and South County planning areas. Supervisorial District: 2, 4

On August 12, 2008, the Board of Supervisors adopted changes to the Growth Management Ordinance (GMO), Title 26 of the County Code, to provide clean up and housekeeping updates of outdated references and information, and simplification for better understanding and efficiency. These changes have been implemented (Ordinance 3155). During preparation of the clean up amendments planning staff identified that amendments to Section 26.01.070, General Procedures, were necessary prior to June 30, 2015 and these changes have been implemented (Ordinance 3298). Planning staff have identified two (2) amendments to Section 26.01.070, General Procedures that are necessary prior to June 30, 2016. This staff report addresses the proposed amendments to the Growth Management Ordinance.

This ordinance amendment addresses an update of the fiscal year references for the maximum number of new dwelling units allowed in the Nipomo Mesa area for Fiscal Year 2016-2017. The maximum number of new dwelling units allowed in the Nipomo Mesa area for the period of July 1, 2016 through June 30, 2017 shall not exceed a 1.8 percent increase in

the number of existing dwelling from the previous fiscal year. This ordinance amendment also addresses the extension of the allocation waiting list for Los Osos.

The proposed ordinance, which specifies the exact text to be revised and new text to be inserted by Section for approval by the Board of Supervisors, is in Attachment 1. The proposed ordinance for adoption on May 17, 2016 is in Attachment 2.

OTHER AGENCY INVOLVEMENT/IMPACT

The proposed amendment was referred to the Los Osos Community Advisory Council, South County Advisory Council, Los Osos Community Services District and the Nipomo Community Services District. County Counsel approved the ordinance as to form and codification.

FINANCIAL CONSIDERATIONS

No financial impacts to the current county budget.

RESULTS

Introduction of this amendment today will allow it to be heard on May 17, 2016 and to become effective June 16, 2016. Under the amendment, fiscal year date references would be updated to Fiscal Year 2016-2017 for the maximum number of new dwelling units allowed in the Nipomo Mesa area and the allocation waiting list for Los Osos will be extended. This item is consistent with the countywide goal of promoting well governed communities.

ATTACHMENTS

1. Recommended Ordinance showing the exact text to be revised and new text to be inserted by Section
2. Ordinance for Final Adoption